

## GERMAN VILLAGE COMMISSION MINUTES

Wednesday, June 5, 2018

4:00 p.m.

111 N. Front Street, Hearing Room 204

**Commissioners Present:** Charissa W. Durst, Jeff Ferriell, Anthony Hartke, Mark Ours James Panzer, Ned Thiell

**Commissioners Absent:** Karen McCoy

**City Staff Present:** Connie Torbeck

- I. CALL TO ORDER – 4:06 p.m.
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 p.m. (Noon), Tuesday, June 26, 2018 – 111 N. Front Street (Michael B. Coleman Government Center);
- III. NEXT COMMISSION HEARING – 4:00 p.m., Thursday, July 5, 2018 – 111 N. Front Street (Michael B. Coleman Government Center);
- IV. SWEARING IN OF STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES, Wednesday, April 3, 2018  
MOTION: Panzer/Ferriell (5-0-1 [Thiell-abstain]) APPROVED
- VII. STAFF APPROVALS – The German Village Commission hereby accepts all Staff Approved items, as listed, (see below), and enters them into the formal record. Abstentions (if any) are shown in brackets immediately following the specific application.  
MOTION: Ours/Panzer (6-0-0) APPROVED
- VIII. PUBLIC FORUM
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

### STAFF RECOMMENDATIONS

#### 1. 18-6-40

##### **724 Macon Alley**

##### **Lauren Bandman (Applicant/Owner)**

*Prior to review of Application # 18-6-40, Commissioner Panzer noted the need to recuse himself from the proceedings, and exited the hearing room.*

*Following presentation of the staff report, and additional discussion, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Approve Application # 18-6-40, 724 Macon Alley, as submitted, with all clarifications, as noted:

##### Install New Sign

- Install one (1) new sign for installation in the front yard, per the submitted photograph.
- New wooden sign measures 17” Wide x 23.5” High.
- Hand painted sign is painted Benjamin Moore “Hale Navy.”



- Sign to hang on a metal bracket, imbedded into the ground, in accordance with all applicable City Code.

MOTION: Ours/Panzer (6-0-0) APPROVED

**2. 18-6-41**

**756 City Park Avenue**

**George Walz & Daniel Mansour (Applicant/Owner)**

*Following presentation by the Applicant and Woodstar Window representative, and additional discussion, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Continue Application # 18-6-41, 756 City Park Avenue, for new window installation, to allow the applicants time to do further research on window details, and direct Historic Preservation Office staff to place on the July 5, 2018, German Village Commission agenda for further review.

MOTION: Panzer/Durst (6-0-0) CONTINUED

Commissioner Comments:

- The jamb color will need to match the exterior color of the aluminum-clad windows, in this case, “Black,” or a matching jamb liner cover will need to be placed over the jambs.
- The integrated window screen is an issue.
- Looks like it could be an appropriate window if some of the details can be addressed.

**CONTINUED APPLICATIONS**

**3. 18-5-31**

**705 Macon Alley**

**Tania Ulloa-Malave (Applicant/Owner)**

*Following presentation of the staff report, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

In the absence of the Applicant, continue Application # 18-5-31, 705 Macon Alley, for construction of a new pergola, and direct Historic Preservation Office staff to place on the July 5, 2018 German Village Commission agenda for further review.

MOTION: Panzer/Thiell (6-0-0) CONTINUED

**4. 18-4-27 (not attending)**

**210 Thurman Avenue**

**Jeff Excell & Lauren Culley/Fox in the Snow (Applicants)**

**Red Gate Partners, LLC (Owners)**

*Following presentation of the staff report, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

In the absence of the Applicant, continue Application # 18-4-27, 210 Thurman Avenue, for installation of new signage, and direct Historic Preservation Office staff to place on the July 5, 2018 German Village Commission agenda for further review.

MOTION: Panzer/Dust (5-0-1[Ours-abstain] CONTINUED

5. 18-5-39

**183 Alexander Alley**

**Dan Marburger/Priestas Brothers Builders (Applicant)**

**Adam Kirkland (Owner)**

*Following presentation by the Applicant and Owner, and additional discussion, and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Approve Application # 18-5-39, 183 Alexander Alley, as submitted, with all clarifications, as noted:

Build New Garage

- Construct a new, 20' x 28', detached, frame garage, per the submitted drawings.
- Exterior cladding to be #116 wood siding (1 x 6 T&G). Color to be SW9139 "Debonair."
- Wood trim to be per the submitted elevation drawings.
- Wood overhangs to be 8" on all elevations.
- Roof pitch to be 12/12 with approved roofing shingles and metal ridge roll.
- Twenty-four ft. shed dormer to include four (5) 2' x 3' windows, per the submitted drawing.
- Gable window to be from the Approved Windows List. Cut sheet to be submitted to HPO staff.
- One (1) 16' x 7' Woodland Creek, Model C, wood overhead garage (without arch or hardware) to be on Alexander Alley (north) elevation, per the submitted drawings and product cut sheet.
- One 8' x 7' Woodland Creek, Model C, wood overhead door to be on the south elevation.
- Foundation to be 8" concrete block.

Note: A single 16' x 7" garage door is being approved based on the confines of this particular lot and the narrowness of Alexander Alley.

MOTION: Panzer/Ours (6-0-0) APPROVED

6. 18-5-40

**902 Mohawk Street**

**Brenda Parker (Applicant)**

**Mark & Sandra Bordley (Owner)**

*Following presentation by the Applicant and Owner, and additional discussion, and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Approve Application # 18-5-40, 902 Mohawk Street, as submitted, with all clarifications, as noted:

Modify Existing Garage to Carriage House

- Convert the existing, one-story, frame, two-car into a two-story carriage house, per the submitted drawings.
- Remove existing roof, window, pedestrian and overhead doors, and door openings, siding, and trim, as needed, per the submitted drawings.
- Install new storage truss and dormer framing and new stairs to second floor level.
- Exterior cladding to be Boral TruExterior, smooth, bevel siding, per the submitted product cut sheet.
- Trim to be Boral TruExterior, per the submitted product cut sheet.
- New windows to be Integrity Wood Ultrex, fiberglass, one-over-one, double-hung sash and single-lite casements for egress; color to be "black."
- Exterior pedestrian doors to be painted wood.
- Soffits to be cedar, V-groove, painted.
- Roofing to be Certainteed standard, 3-tab, asphalt shingles; color to be "Nickel Gray." Metal ridge roll to be "Gray."
- Gutters to be 5" aluminum, ogee (k-style) with 3 x4 downspouts.
- Overhead garage doors on east elevation to be CHI, wood/cedar overlay carriage house doors, per the submitted product cut sheet.
- Pedestrian door on west elevation to be Therma-Tru, Smooth Star, ¾ lite, per the submitted product cut sheet.

MOTION: Panzer/Ours (6-0-0) APPROVED

**7. 18-6-42 (Variance Recommendation)**

**902 Mohawk Street**

**Brenda Parker (Applicant)**

**Mark & Sandra Bordley (Owner)**

Upon review of Application #18-6-42, 902 Mohawk Street, the German Village Commission recommends approval of the proposed variances, as submitted:

1. Section 3332.38 – Private Garage; Item G: Request variance to increase the height of a private detached garage from 15 ft. to 23 ft. 8 in. to the peak.  
The request in garage height will prove a more appropriate pitch to the roof to complement the existing house and will provide a small finished space above the garage to use as a studio.
  2. Section 3332.38 – Private Garage; Item G: Request variance to allow for finished space above the garage. The finished space will be accessed from the rear yard of the main house.  
The finished space will allow the homeowners to have a space that can be used as an office or studio.
- MOTION: Ours/Panzer (6-0-0) APPROVAL RECOMMENDED

**NEW APPLICATIONS**

**8. 18-6-43**

**512-514 Rader Alley**

**David Shroyer & Susan Brown (Applicant)**

**Shroyer Brown Family Trust (Owner)**

*Following presentation by the Applicant and Owner, and additional discussion, and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Approve Application # 18-6-43, 512-514 Rader Alley, as submitted, with all clarifications, as noted:

Install New Privacy Fence

- Retain the existing, wood privacy fence, installed prior to review and approval.
- New fence to be reduced to 4' in height.
- Fence to be straight-cut across the top.
- Fence to be painted or stained within one year. Paint/stain color to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint/stain.
- Finish the end of the brick wall.

Exterior Painting/Two Story Porch

- Repair and/or replace all damaged, deteriorated, and missing wood, as needed. All replacement wood to be of same dimension and profile as the original; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the two-story frame house and rear addition for repainting. Paint color to be "Brown," to match existing.

MOTION: Panzer/Durst (6-0-0) APPROVED

**9. 18-6-44 (not required to attend)**

**823 South Third Street**

**Kelly Farrar (Applicant)**

**Susanne Lamb-Hardin (Owner)**

*Following presentation by the Applicant and Owner, and additional discussion, and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Approve Application # 18-6-44, 823 South Third Street, as submitted, with all clarifications, as noted:

Install New Privacy Fence

- Install a new, wood privacy fence along the west side of the property.
- New fence to extend from the existing, rear yard fence at 79 E. Kossuth Street to the existing wrought iron fence along Kossuth Street, between 827 S. Third St, and 79 E. Kossuth Street.
- Six-foot high (6'H) portion to extend only as far forward as the façade of 79 E. Kossuth Street. Fence extending from that point to the existing wrought iron fence is to equal the height of the existing wrought iron fence.

- Wood fence to terminate with a wood post.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-feet high (6' H), straight-cut (not dog-eared or stockade) wood fence with finished side out, facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6' H), straight-cut (not dog-eared or stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

MOTION: Panzer/Ours (6-0-0) APPROVED

## 10. 18-6-46

### 181 Thurman Avenue

**Dan Morgan/Behal Sampson Dietz (Applicant)**

**Ben Goodman (Owner)**

*Prior to review of Application # 18-6-46, Commissioner Ours noted the need to recuse himself from the proceedings, and exited the hearing room.*

*Following presentation by the Applicant and Owner, and additional discussion, and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Approve Application # 18-6-46, 181 Thurman Avenue, as submitted, with all clarifications, as noted:

#### New Garage

- Build a new, 484 sf., two-car garage, per the submitted site plan and elevation drawings.
- Exterior cladding to be Hardie Plank, horizontal lap siding with 3/4" backing. Color to be SW "Iron Ore."
- Trim to be Hardie 1x6. Color to be SW "Iron Ore."
- Overhead door on south elevation to be 18' Wide x 8' High, Clopay, steel, "Coachman" door, per the submitted cut sheet. Color to be SW "Iron Ore."
- Pedestrian door on north elevation to be Simpson "7501 Thermal Sash, per the submitted cut sheet." Color to be SW "Iron Ore."
- Gutters to be pre-finished, aluminum ogee (k-style) with downspouts.
- Roofing to be Owens Corning "Estate Gray" standard 3-tab, asphalt shingles.
- Exterior light fixtures to be submitted to HPO staff for final review and approval.
- Driveway to be re-worked to accommodate new garage.
- Reconfigure existing, service sidewalk between house and garage, as needed.

Note: A steel door is being approved for this particular property because the door will not be visible from any public right-of-way.

#### New Siding /House

- Remove the existing, vertical, wood siding and trim on the existing rear addition.
- Install new Boral horizontal lap siding with 1x6 trim. Color to be SW "Iron Ore."

MOTION: Panzer/Durst (5-0-1[Ours-recused]) APPROVED

## 11. 18-6-48

### 100 Thurman Avenue

**Brian P. Collins/bcf Design & Development (Applicant)**

**Pamela & Paul Albrecht (Owner)**

*Prior to review of Application # 18-6-48, Commissioner Ours returned to the table.*

*Following presentation by the Applicant, and additional discussion, and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Approve Application # 18-6-48, 100 Thurman Avenue, as submitted, with all clarifications, as noted:

#### Modify Garage

- Modify the existing, ca. 1986 garage by adding an additional parking bay, an interior stairway, and second story.
- Additional parking bay to be to the east of the existing garage, in place of the existing gravel parking area.
- Total square footage to increase from 440 sf to 720 sf.
- Second story space to be used as recreation/exercise space and home office space.

- Second floor space to include a bathroom.
- Exterior cladding to be 5 1/4" HardiePlank, smooth lap siding with 3/4" backing, and 1x HardieTrim boards, per the submitted cut sheet.
- Roofing shingles to be from the Approved Roofing Shingles List. Choice to be submitted to HPO staff.
- Pedestrian doors on south elevation to be ThermaTru, Smooth-Star, four-panel doors, per submitted cut sheet.
- Windows to be Semco, all wood (interior/exterior), double-hung sash, or other, as approved by Historic Preservation Office staff.
- Overhead doors on north elevation to be carriage style, wood, or steel with wood overlay. Cut sheet to be submitted to Historic Preservation Office staff for final review and approval.
- Light fixtures on north and south elevations to be per the submitted cut sheet.
- Gutters/downspouts to be prefinished 5" aluminum half-rounds with round downspouts.

MOTION: Ours/Durst (6-0-0) APPROVED

**12. 18-6-49**

**847 Mohawk Street**

**Craig A. Colvin (Applicant)**

**Craig Colvin & Lisa Stein (Owner)**

*Following presentation by the Applicant, and additional discussion, and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Approve Application # 18-6-49, 847 Mohawk Street, as modified, with all clarifications, as noted:

Modify Previous Approval

- Modify COA # 17-8-21/August 1, 2017 with the following change only:
- Change exterior siding from 6" Boral vertical, nickel gap on main body of the house to a 6" Boral bevel lap siding. All recessed areas to remain Boral 1 x 6 shiplap, nickel gap, horizontal siding.

MOTION: Ours/Durst (6-0-0) APPROVED

**13. 18-6-50**

**277 East Livingston Avenue**

**William Hugus Architects (Applicant)**

**Toula Investments (Owner)**

MOVED TO STAFF APPROVAL

**CONCEPTUAL REVIEW**

**14. 18-6-51**

**750 Mohawk Street**

**William Hugus Architects (Applicant)**

**William Hugus & 739-749 Macon Alley LLC. (Owner)**

WITHDRAWN BY APPLICANT

**15. 18-6-61 (Requesting Final Review)**

**223 Lear Street**

**William Hugus Architects (Applicant)**

**William A. Mains (Owner)**

*Prior to review of Application # 18-6-61, Commissioner Panzer noted the need to recuse himself from the proceedings, and exited the hearing room.*

*Following presentation by the Applicant and Owner, and additional discussion, and review, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Approve Application # 18-6-61, 223 Lear Street, as submitted, with all clarifications, as noted:

Build New Two-Story Dwelling

- Construct a new, two-story, single-family dwelling, per the submitted drawings.
- Exterior cladding to be Hardie Panel with Fry Reglets and Hardie Shakes, per the submitted elevation drawings.
- Roofing material for the flat roof to be EPDM.
- Windows to be Lincoln aluminum-clad wood.
- Foundation to be concrete block.

- Entrance stoop and driveway to be concrete.
- Cut sheets for the garage door and light fixtures to be submitted to Historic Preservation Office staff for final review and approval.
- Final drawings to be submitted to Historic Preservation Office staff for final review and approval.

MOTION: Ours/Durst (3-2[Thiell & Ferriell]-1[Panzer-abstain]) APPROVED

#### 16. 18-5-45 (Requesting Final Review)

**247-281 East Livingston Avenue**

**Berardi + (Applicant)**

**Cedar Square, LLC. (Owner)**

*Prior to review of Application # 18-5-45, Commissioner Panzer returned to the table.*

*Following the presentation by the Applicant and discussion, Chairperson Hartke called all those wishing to speak in order of speaker slip received.*

<u><b>Name, Address, Affiliation:</b></u>	<u><b>Issues/ Comments:</b></u>
Tim Bibler 772 S. Fifth Street	<ul style="list-style-type: none"> <li>• Asked for clarification on parking space locations and for the number of parking spaces required for the proposed project in regard to previous parking variances.</li> </ul>
Nancy Kotting German Village Society	<ul style="list-style-type: none"> <li>• Discussed the OSU parking study data and provided copies.</li> <li>• Will be interested to see the list of required variances for the project.</li> <li>• Commends the architects. The proposal is reaching what the GV Guidelines call for.</li> <li>• Still has issues about the proposed height.</li> </ul>

*Following additional presentation by the Applicant and additional discussion, a motion was made, vote taken, and results recorded, with the following clarifications, as indicated.*

Continue Application # 18-5-45, 247-281 East Livingston Avenue, for demolition, new construction, and renovation of existing structures, and direct Historic Preservation Office staff to place on the July 5, 2018, German Village Commission agenda for further review.

Commissioner Comments:

Commissioner Panzer:

- Has concerns about the fourth floor view from Livingston Avenue. Can it be moved back to where it was in the May proposal?

Commissioner Hartke:

- Will need to consider screening for headlights around the perimeter of the parking area.

Commissioner Thiell:

- Having difficulty considering this project, as it stretches the guidelines. The height is inappropriate. It is way over the top of the existing buildings of one and two stories.
- Some of the proposed buildings are wider than they are tall, while existing buildings are taller than they are wide.
- Finds the setbacks odd and questionable.
- The roof shapes are not appropriate.
- The balconies are inconsistent with anything else in the Village.
- Finds the proposed siding and dark brick to be inappropriate.

Commissioner Thiell:

- Primary concern is with the height.

MOTION: Ours/Panzer (5-0-1[Thiell-abstain]) CONTINUED

**17. 18-5-46 (Conceptual Review)**

**31-35 East Livingston Avenue & 45-46 E. Blenkner Street**

**Jonathan Barnes (Applicant)**

**Mark Patel/Luxe Hotel (Owner)**

Demolition

- Demolish the existing, one-story, stucco building at 33 E. Livingston Avenue.

Build New Hotel

- Third conceptual review for a new five-story hotel, with a sixth story lounge at the northeast corner, per the submitted drawings.
- Hotel to include approximately 146 rooms, including 80 transient stay and 66 extended stay.
- Primary exterior materials to include veneer brick and aluminum and glass windows.
- Underground parking provides approximately 69 spaces, with approximately 15 public spaces.

Retain and Rehabilitate

- Retain and rehab the historic residential structure located on the southeast corner of the site (45-46 E. Blenkner Street).

*Following presentation by the Applicant, Chairperson Hartke opened the discussion, and Commission members provided comments to assist the Applicant in preparing for further review.*

Commissioner Comments:

Commissioner Thiell:

- Finds it incomprehensible that a building of this height would be requested in an historic district when the guidelines say it probably shouldn't be any higher than two floors.
- Does not agree that the building could be a reasonable transition to the Brewery District.
- Thinks of the district as a park, with boundaries to the center of Pearl Alley and Livingston Ave. The guidelines say what is allowed in that park. There should be a contrast between what is on the inside and what is on the outside of the park.

Commissioner Ferriell:

- Thinks that approval of a building of this size would be, in effect, a modification of the guidelines, which would set a precedent for other buildings in GV where there might be the opportunity to build a building of this size without tearing down a historic structure. Has concerns about changing guidelines at an ad hoc basis. If the guidelines are to be changed, it should be part of a broader process to accommodate taller buildings if there are certain circumstances that warrant them.
- Support of a four-story element on E. Livingston Ave may depend on the appearance.
- There needs to be enough parking whether it is underground or three blocks away.

Commissioner Panzer:

- Thinks there are circumstances when something taller than a simple, two-story structure could be appropriate. If it were going to be appropriate anywhere, it would be on Livingston, which is zoned that way and has a long history of housing commercial structures.
- Agrees with Commissioner Thiell's "park" analogy. Does not think that because something of a certain height may be built on the outside of the boundary, we should do it first.
- Is still considering if this could be appropriate as an anchor for the corner, appropriate as part of a purely commercial area - a purely commercial corridor of the Village.
- Is concerned about letting a new structure overwhelm adjacent structures.
- At this point, cannot see getting to a point of supporting a 5 and 6 story structure.
- The mass has not changed from previous submittals, it has just shifted. If the Pearl Street side looked like the City Park side (three stories), and the Livingston side was then four stories tall, and losing the tower notion -that starts getting to a mass that is manageable.
- Agrees that a blank wall facing Blenkner will not be supported.
- Could possibly support a four-story element, if the massing is right.



- Would be concerned with no on-site parking or dedicated parking somewhere.

Commissioner Ours:

- Has concerns about the part that turns the corner on City Park Avenue and comes back toward the existing historic structures (that face onto City Park Avenue).
- Could support the Livingston Avenue part of it, and on Blenkner it's fine, but the way that it hovers over the back yards and dwarfs the scale of those buildings is a concern. Perhaps if it come down another floor and steps back, or something.
- Need to figure out how to add windows on Blenkner Street. A blank façade that big will not fly.
- Could support a four story element, but some details still need to be worked out.
- Having no parking on site for an urban hotel is a common situation.

Commissioner Durst:

- Sees the current proposal too much like a barrier, a wall, walling off the rest of the Village.
- Does not like the additional height on Livingston, and it's still too high on Pearl.
- A third story would at least need something like a sloped roof to mitigate the height and make it recede back. Could support a fourth story at the corner, but everything beyond that is too much.
- Feels like there could be some more height if you did the stepping back so it's not visible from the street, but then it's getting too close to the neighborhood.
- What is the minimal number of rooms the project needs?
- Thinks more articulation is needed - Articulation of smaller units, such as proposed on City Park Avenue.
- May be able to support a four story element, but not sure how to get there.
- When staying at hotels in other cities, has no idea where the cars are parked. It is a common condition.

Commissioner Hartke:

- Is more in Commissioner Ours' camp.
- Had requested last month to see the shortening of the Pearl side, creating more of a turret-like corner focal point. Think it's better along Pearl now, but a detriment to the east end of Livingston, hovering above the properties on City Park.
- Not against the project, Might support a four story element, but just not there yet.

*Following the presentation by the Applicant and discussion, Chairperson Hartke called all those wishing to speak in order of speaker slip received.*

<b><u>Name, Address, Affiliation:</u></b>	<b><u>Issues/ Comments:</u></b>
Nancy Kotting German Village Society	<ul style="list-style-type: none"> <li>• Does not see this project as a "boutique hotel."</li> <li>• Does not buy the idea of "edge development."</li> <li>• The tallest height in the Village is 3-sometimes 4 stories.</li> <li>• Has concerns with after-hours use of the rooftop space.</li> <li>• The concept of a hotel in this location is welcome, but must get through the design review without compromise.</li> </ul>
Heidi Harendza 518 S. Fifth Street	<ul style="list-style-type: none"> <li>• Is concerned about the proposed height of the project.</li> <li>• The proposal is inconsistent with the height and scale of the streetscape.</li> </ul>
Carl Fry Property Owner	<ul style="list-style-type: none"> <li>• Spoke about the history of the property and history of his family's ownership.</li> </ul>

	<ul style="list-style-type: none"> <li>Has no intention to sell the building unless a project he considers to be an appropriate and beneficial to German Village comes along.</li> </ul>
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NO ACTION TAKEN

#### 18. 18-6-62

**533 South Third Street**

**Fredric A. (Ted) Goodman (Applicant)**

**Michael J Ferris (Owner)**

New Addition

- Build a new addition to include a kitchen, utility, stair, and attached garage on the first story and master suite on the second story, per the submitted drawings.

*Following presentation by the Applicant, Chairperson Hartke opened the discussion, and Commission members provided comments to assist the Applicant in preparing for further review.*

#### Commissioner Comments:

Commissioner Panzer:

- The addition is a lovely concept, but the lot coverage is way out of line with anything that has been previously approved by the Commission. About 55% is the highest that has been approved in the past.
- Losing so much green space is problematic.
- Subsuming the western section of the existing structure is contrary to the guidelines.
- An attached garage is not compatible with the character of the village, especially with living space above it.

Commissioner Thiell:

- In agreement with Commissioner Panzer's comments.

Commissioner Ours:

- Would be unlikely to support a curb cut.
- Would be concerned about removing an original porch structure.
- The proposed lot coverage is an issue.
- Could possibly be considered if the coverage was dialed back about 10% and the attached garage was removed.

Commissioner Durst:

- In agreement with Commissioner Ours' comments.

NO ACTION TAKEN

#### **STAFF APPROVALS**

*(The following applicants are not required to attend)*

#### • **18-6-1**

**356-358 & 356 ½ -358 ½ East Beck Street**

**Jeffrey L. Reznor (1<sup>st</sup> Flr. 356-358) & Walter F. Thieman (2<sup>nd</sup> Flr. 356 ½ -358 ½) (Applicants/Owners)**

Approve Application 18-6-1, 356 & 358 & 356 ½ -358 ½ East Beck Street, as submitted, with all clarifications noted:

Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the flat roof of the one-story rear addition, located beneath the rooftop deck, down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings.

- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color.

#### Repair/Replace Gutters & Downspouts

- Examine all existing, metal, ogee (k-style) gutters on the house and make any repairs and/or replace the existing gutter system on all elevations with new metal, ogee (k-style) gutters.
- Install new, corrugated metal downspouts in the appropriate locations to assure proper drainage.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

#### Window Repair/Façade

- Retain the existing, easternmost, cottage style window on the first story of the front elevation, as repaired prior to review and approval.
- All bare wood to be primed and painted to match existing trim color.
- Any additional repairs or modifications to be approved by Historic Preservation Office staff.

#### Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood window casings and trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood window casings and trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the two-story frame house and rear addition for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint.
- **Any previously unpainted, masonry (i.e., concrete front porch deck, stone foundation, etc.) is to remain unpainted.**

#### Deck Repair

- Remove any/all damaged, deteriorated, and missing wooden porch flooring, railings, and steps, as needed.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.

#### Repair Brick Sidewalk

- Remove any/all damaged and deteriorated, brick public and service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Install new or used brick in the exact same location and of the exact same dimension, as necessary.
- All work to be in accordance with industry standards and all applicable City Building Codes.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

#### Repair Masonry Chimney

- Remove all defective material. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture.
- New mortar must be no harder than the historic mortar to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

- **18-6-2**

**639 Mohawk Street**

**Elizabeth Newton & John Horack (Applicants/Owners)**

Approve Application 18-6-2, 639 Mohawk Street, as submitted, with all clarifications noted:

Exterior Painting

- Repaint all exterior wood surfaces of the house and garage.
- Repair and/or replace all damaged, deteriorated, and missing wood window casings and trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood window casings and trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house and garage for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications.
- House trim and soffits to be Sherwin Williams (SW2829) Classical White.
- House wood siding, shutters, and the garage siding to be Sherwin Williams (SW2845) Bunglehouse Gray.
- Garage trim to be Sherwin Williams (SW2844) Roycroft Mist Gray.
- Front doors to be Sherwin Williams (SW6990) Caviar.
- Rear door to be Sherwin Williams (SW2735) Rockweed.

Landscaping

- Repair and/or replace all damaged, deteriorated, and missing brick, sidewalk or other hardscape in the front yard as necessary.
- Remove all overgrown shrubs and small trees as detailed in the submitted site plan.
- The existing large tree and 4 boxwood hedges are to remain.
- Install flagstone stepping stones and mulch, replacing the grass and/or pea gravel per submitted site plan.
- Plant new items per submitted site plan.
- All work to be in accordance with industry standards, to insure proper drainage away from the foundations of this and neighboring properties.

- **18-6-3**

**225 Lear Street**

**Gary Harvey & Dennis Furger (Applicants/Owners)**

Approve Application 18-6-3, 225 Lear Street, as submitted, with all clarifications noted:

Install New Privacy Fence

- Remove the existing chain link fence
- Retain the existing six-foot high (6' H), wood privacy fence running the length of the property from the back of the garage to half the length of the house, as installed prior to review and approval.
- Style of the new wood fence is board-on-board, six-foot high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

- **18-6-4**

**799 S. Fifth Street**

**Robert Heine (Applicants/Owners)**

Approve Application 18-6-4, 799 S. Fifth Street, as submitted, with all clarifications noted:

Install New Windows

- Remove existing, deteriorated and/or non-original windows as per submitted application.
- All new windows and jambs to fit within the historic window openings.

- Cut sheet/product specifications *were* submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.
- Install new, Marvin Aluminum-Clad Ultimate one-over-one, double-hung sash windows in the Stairwell and Rear Bath, as per submitted material.
- Install new, Marvin Aluminum-Clad Ultimate one-over-one, double-hung sash windows with Round Top in the Front Bedroom, as per submitted material.
- Install new, Marvin Aluminum-Clad Ultimate Casement (Left-Hand) windows in the Dormer, as per submitted material.

- **18-6-5**

**193 East Beck Street**

**Susan Sutherland (Applicant/Owner)**

Approve Application 18-6-5, 193 East Beck Street, as submitted, with all clarifications noted:

Remove Existing Public Sidewalk and Install New Sidewalk

- Remove any/all damaged and deteriorated, brick public sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Relay existing brick, or install new brick pavers in the same location and of the same dimension, as needed.
- All work to be in coordination with the Department of Public Service.
- Any tree removal or replacement to be in coordination with the City Forester/Department of Recreation and Parks.
- Maintain any/all existing sandstone curbs, and repair, as necessary, in accordance with all applicable industry standards, and/or replace with like sandstone curbing.

- **18-6-6**

**827 South Fifth Street**

**Jonathan Lipps (Applicant/Owner)**

Approve Application 18-6-6, 827 South Fifth Street, as submitted, with all clarifications noted:

Porch Rehabilitation

- Remove any/all damaged, deteriorated, and missing tongue and groove, wooden porch flooring.
- Repair and/or replace any/all damaged, deteriorated, and missing floor joists with new wooden floor joists of the appropriate dimension and in accordance with all applicable City Building Codes and industry standards.
- It is recommended that all new, tongue and groove, porch flooring be primed on all sides with porch floor enamel thinned with the appropriate material according to manufacturers' specifications prior to installation in order to extend its useful life.
- Install new, tongue and groove wooden, porch flooring.
- Following installation of the new, wooden flooring, apply no less than one (1), complete, finish coat of the same exterior porch floor enamel thinned with the appropriate material according to manufacturers' specifications; paint color chip to be submitted to Historic Preservation Office staff for final review and approval.
- Restore any front porch banisters/hand rails/columns, as needed, with like material of exact same dimension and profile as the existing, original, front porch banisters/hand rails/columns; like-for-like.

- **18-6-7**

**1120 Jaeger Street**

**Leah Westwater (Applicant)**

**Micha Bitton/Red Gate Partners (Owner)**

Approve Application 18-6-7, 1120 Jaeger Street, as submitted, with all clarifications noted:

Install New Sign

- Install one (1) new, non-illuminated, aluminum, projecting blade sign at the entrance, per the submitted drawings.
- New, painted sign to include a logo and "GIVE YOGA" in white, vinyl lettering on a black background.

- Sign frame to be secured to existing masonry wall, with all fasteners to be placed into mortar, not into the face of the brick.
- Existing “Balanced Yoga” door vinyl to remain, as is.
- Existing light fixture above door to remain, as is.

- **18-6-8**

**120 Reinhard Avenue**

**Trent Ecklar/Vutech & Ruff (Applicant)**

**Trent Ecklar (Owner)**

Approve Application 18-6-8, 120 Reinhard Avenue, as submitted, with all clarifications noted:

Install New Parking Pad

- Install new 23' x 18' parking pad in rear yard, per the submitted site plan.
- Parking pad to be brick pavers on sand base to allow for appropriate drainage, per the submitted paver cut sheet.
- All work to be in accordance with all applicable City Code.

- **18-6-9**

**300 East Sycamore Street**

**John F Brownley (Applicant)**

**John F Brownley 1989 Trust (Owner)**

Approve Application 18-6-9, 300 East Sycamore Street, as submitted, with all clarifications noted:

Install New Ogee (K-style) Gutters

- Remove the existing, inappropriate, half-round gutters and existing down spouts and dispose of all debris according to Columbus City Code.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary.
- Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.
- Install new, aluminum, ogee (k-style) gutters and round down spouts of the appropriate dimension. Finish color to match the existing trim color.
- Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

- **18-6-10**

**256 Lansing Street**

**Bello Giardino Landscaping (Applicant)**

**Michael Corey (Owner)**

Approve Application 18-6-10, 256 Lansing Street, as submitted, with all clarifications noted:

Remove and Relay Existing Patio

- Relay the existing brick paver patio in the rear yard, using the existing pavers, per the submitted photographs.
- Patio be of the same size and dimensions as existing.
- All work to be completed in accordance with all applicable City Building Codes and industry standards, to allow for appropriate drainage away from this and neighboring houses.

- **18-6-11**

**803 South Fifth Street**

**Bello Giardino Landscaping (Applicant)**

**Jill Levy (Owner)**

Approve Application 18-6-11, 803 South Fifth Street, as submitted, with all clarifications noted:

Remove and Relay Existing Patio

- Remove and relay the existing brick, service sidewalk extending from the front door to the front yard fence gate, using the existing pavers, per the submitted photographs.
- Install a new, brick walkway, extending from the front service sidewalk to the back gate, per the submitted photographs. Brick pavers to match the size, color, and pattern of the front sidewalk.

- All work to be completed in accordance with all applicable City Building Codes and industry standards, to allow for appropriate drainage away from this and neighboring houses.

Paint Fence

- Using appropriate tools to avoid damage, scrape the existing, wrought iron fence located along the front property line to remove loose paint and corrosion.
- Paint fence with appropriate metal paint, to match existing color “Black.”

- **18-6-12**

**236 Lansing Street**

**Adam Elliott/CFI Installation (Applicant)**

**Casey Mowery (Owner)**

Approve Application 18-6-12, 236 Lansing Street, as submitted, with all clarifications noted:

Install New Door

- Remove the existing, non-original, cross-buck, half-lite entrance door on the east elevation.
- Install a new, mahogany, single-panel, half-lite door in the same location, per the submitted product cut sheet.
- Paint/stain color chips for finish coat are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of the paint/stain.

- **18-6-13**

**922 South Third Street**

**Amna Cline/CZ Capital Group (Applicant)**

**CZ Capital Group (Owner)**

Approve Application 18-6-13, 922 South Third Street, as submitted, with all clarifications noted:

Install New Window

- Remove one (1) non-original, one-over-one, double-hung sash window on the front elevation, per the submitted photographs.
- Install new, Jeld-Wen, wood, one-over-one, double-hung sash window in the same opening. New sash to fit existing opening dimensions.
- Existing exterior casings to remain.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the one-story, frame house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Paint color scheme to be as follows: Body – Olympic “Victorian Pewter”; Trim – Olympic “Delicate White.”
- Existing masonry foundation is to remain unpainted.

- **18-6-14**

**585 City Park Avenue**

**William Garner (Applicant/Owner)**

Approve Application 18-6-14, 585 City Park Avenue, as submitted, with all clarifications noted:

Remove Existing Driveway and Install New Driveway

- Remove the existing, deteriorated concrete apron and driveway and dispose of all debris in accordance with Columbus City Code.
- Install a new, concrete apron and driveway of the appropriate size and dimensions, in accordance with all applicable Columbus City Building Codes and industry standards; like-for-like.
- Install gravel in unpaved areas along foundation, to allow for proper drainage away from the foundation of this

and adjacent properties.

- Any/all work in the public-right-of-way to be in coordination with the Department of Public Service.
- Existing brick sidewalk and stone curbing to remain, as is.

- **18-6-15**

**1069 Jaeger Street**

**Columbus Recreation and Parks Dept. (Applicant/Owner)**

Approve Application 18-6-15, 1069 Jaeger Street, as submitted, with all clarifications noted:

Exterior Painting/Schiller Recreation Center

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the recreation center for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to match the existing Sherwin Williams #3009, Pine Needle.
- Any previously painted masonry is to remain unpainted.

- **18-6-16**

**293 East Beck Street**

**Will Lehnert/Outdoor Space Design (Applicant)**

**Judd & Stefanie Martt (Owner)**

Approve Application 18-6-16, 293 East Beck Street, as submitted, with all clarifications noted:

Landscape/Hardscape

- Install a new, 18" High, brick seat wall, to match existing brick seat walls, in the rear yard patio, per the submitted photographs and site plan and elevation drawing.
- Remove one (1) existing tree in the rear yard.
- Install new deciduous hedge, per the submitted landscape plan.
- Install new landscape plantings, per the submitted landscape plan.

- **18-6-17**

**799 South Fifth Street**

**Bello Giardino Landscaping (Applicant)**

**Robert Heine (Owner)**

Approve Application 18-6-17, 799 South Fifth Street, as submitted, with all clarifications noted:

Remove and Relay Public Sidewalk

- Remove and relay the existing brick, public sidewalk in front of the property, using the existing pavers, per the submitted photographs.
- Sidewalk to be of the same dimensions and same brick pattern as existing.
- Install new, low, limestone border around the existing tree lawn.
- All work to be in the public-right-of-way to be in coordination with the Department of Public Service.
- Any tree or root removal or tree replacement to be in coordination with the City Forester/Recreation and Parks Department.

Remove and Relay Service Sidewalk

- Remove and relay the existing brick, service sidewalk along the side of the house, per the submitted photographs.
- Sidewalk to be of the same dimensions and same brick pattern as existing.
- Pavers to be installed to insure proper drainage away from this and neighboring properties.
- Install new planting bed, in same location as existing, in coordination with the neighboring property owner.

New Patio and Planting Beds



- Remove the existing brick walkway and stone pavers in the rear yard. Bricks to be used in front sidewalks, as needed.
- Install a new, flagstone patio in rear yard, per the submitted photos and site plan.
- Patio to be installed with gravel base to insure proper drainage.
- Install two (2) new raised planting beds in rear yard, per the submitted photos and site plan.
- Install new Redbud tree and Blue Junipers.

- **18-6-18**

**566 South Fourth Street**

**Angela Galli (Applicant/Owner)**

Approve Application 18-6-18, 566 South Fourth Street, as submitted, with all clarifications noted:

Install New Window Boxes

- Install five (5) new window boxes on the one-story brick cottage, per the submitted product cut sheet.
- New window boxes to be installed with steel L-brackets.
- All fasteners to be inserted into mortar, not into the face of the brick.

- **18-6-19**

**760 South Sixth Street**

**Andy Gastineau/Bone Dry Roofing (Applicant)**

**Kristine Blackwell (Owner)**

Approve Application 18-6-19, 760 South Sixth Street, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof / House & Garage

- Remove all asphalt shingles on the main roof of the house and the garage, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[ ] Owens Corning

(standard 3-tab)

[ ] Estate Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

- **18-6-20**

**168 East Frankfort Street**

**Danielle Maclellan (Applicant)**

**Stephanie Ockerman (Owner)**

Approve Application 18-6-20, 168 East Frankfort Street, as submitted, with all clarifications noted:

Rebuild Wall

- Remove the existing 24" high, concrete block wall along the north and east sides of the existing, asphalt parking lot, per the submitted photographs.
- Build new concrete block wall in same location, per the submitted site plan and section drawings.

- New wall to include vertical rebar to insure stability. Materials to include 8" x 8" x 16" hollow and 8" x 4" x 16" solid CMU block.
- New drainage system to be incorporated to insure proper drainage.

- **18-6-21**

**568 S. Sixth Street**

**Elena Andrews (Applicant)**

**Amanda Ortlip (Owner)**

Approve Application 18-6-21, 568 S. Sixth Street, as submitted, with all clarifications noted:

Repair/Relay Brick Patio

- Remove any/all damaged and deteriorated brick from the patio and dispose of all debris in accordance with Columbus City Code.
- Remove two brick walkways and replace with compacted gravel.
- Install new or used brick to create new patio dimension as illustrated in submitted drawings.
- All work to be in accordance with industry standards and all applicable City Building Codes.

Landscaping

- Install new row of columnar hornbeams as per submitted plan.
- Install red twig dogwood shrubs as per submitted plan.
- Install magnolia 'Jane' as per submitted plan.
- Install cornus alba 'Ivory Halo' as per submitted plan.
- Install carpinus betulus 'Franz Fontaine' as per submitted plan.
- Remove planting as needed per submitted plan.
- Install small accent lighting in the backyard landscape as per submitted plan.

- **18-6-22**

**174 Nursery Lane**

**Tim Simeone & Simonida Botic (Applicant)**

**Tim Simeone (Owner)**

Approve Application 18-6-22, 174 Nursery Lane, as submitted, with all clarifications noted:

Tree Removal

- Remove the deteriorated Hackberry tree located at the northwest corner of the property, per the submitted tree assessment. The existing tree is located too close to the house.
- Tree removal to be done in accordance with standard industry practices to insure the safety of all neighboring properties and any/all workers involved.
- Remove the stump below grade to prevent new growth
- Haul away all debris.
- A new tree is to be planted within the same general area as the tree that has been removed.
- The species of the new tree to be chosen by Applicant.
- Applicant/Owner is to submit the choice of tree species to the Historic Preservation Office staff for final review and approval, prior to the planting of the new tree.

Tree Trimming

- Remove any/all dead or dying limbs from the existing tree on the east side of the property that is encroaching on the neighboring property.

- **18-6-23**

**719 Mohawk Street**

**Greg Stadwick (Applicant)**

**Lori Costabile (Owner)**

Approve Application 18-6-23, 719 Mohawk Street, as submitted, with all clarifications noted:

Install New Windows

- Remove all deteriorated and modified, wood, two-over-two, double-hung sash windows on the first and second floors, as needed, per the Mary 3, 2018 HPO staff site visit.

- Install new, simulated divided light (SDL), aluminum-clad wood, Pella Architect Series Reserve, two-over-two, double-hung sash windows, with flat, 1x4 casings, to match existing.
- New windows to fit the historic window openings (not to be down-sized).
- Exterior color to be “Fossil,” with full screens and 7/8” muntins.
- New windows to include jamb liner covers to match the exterior color, or be painted to match as closely as possible.

- **18-6-24**

**629 Jaeger Street**

**Carol Young (Applicant/Owner)**

Approve Application 18-6-24, 629 Jaeger Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the two-story brick and frame house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Paint color to match the existing trim color.
- Any previously painted masonry is to remain unpainted.

Repair Steps

- Repair the existing, concrete front steps and stoop, as needed.
- Paint the previously painted risers, to match the existing color.

- **18-6-25**

**593 South Grant Avenue**

**Ruth Boyd (Applicant/Owner)**

Approve Application 18-6-25, 593 South Grant Avenue, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood siding and/or trim elements, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the two-story brick and frame house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Paint color to match the existing trim colors, per the submitted paint color chips.
- Any previously painted masonry (foundation, stone sills and lintels, etc.) is to remain unpainted.

- **18-6-26**

**561 City Park Avenue**

**John Fornal & Will Eylar (Applicant/Owner)**

Approve Application 18-6-26, 561 City Park Avenue, as submitted, with all clarifications noted:

Spot Tuck Point

- Check all mortar joints on all elevations for soundness. All sound mortar to remain in place.
- Replace any/all missing damaged material and replace with new or used brick of the exact same shape, dimension, and color; like-for-like.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint

profile.

- New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

- **18-6-27**

**207 East Deshler Avenue**

**Ziad Shaheen (Applicant/Owner)**

Approve Application 18-6-27, 207 East Deshler Avenue, as submitted, with all clarifications noted:

Install New Wrought Iron Fence

- Remove the existing wrought iron fence that was damaged during a car accident, per the submitted photos.
- Install new wrought iron fence in same location, as previously approved by COA #15-7-10b/July 7, 2015.
- Design of new Fortin fence to be per the previously approved drawing.
- New fence to extend approximately 102 feet along Jaeger Street to the corner post at Redbud Alley.

- **18-6-28**

**804 South Third Street**

**Bryan & Kelly Jasin (Applicant/Owner)**

Approve Application 18-6-28, 804 South Third Street, as submitted, with all clarifications noted:

Install New Round Downspouts

- Remove all existing, white vinyl downspouts.
- Install new, round, metal down spouts of the appropriate size on all elevations.
- Downspouts may be painted or remain unpainted. Paint color for downspouts should match the color of the adjacent brick or sided surface.
- Make any/all necessary repairs to the existing storm sewer tile systems needed to insure proper drainage away from the foundations of this and neighboring properties.
- Existing box gutters to remain, as is.

Install New Patio Pavers

- Remove the existing concrete pavers in the rear yard, per the submitted photographs.
- Install approximately 670 sf of new, slate pavers, per the submitted site plan and product cut sheet.

- **18-6-29**

**835 City Park Avenue**

**John M. Clark (Applicant/Owner)**

Approve Application 18-6-29, 835 City Park Avenue, as submitted, with all clarifications noted:

- Remove the existing skylight on the south slope of the gable roof, per the submitted photographs.
- Make any repairs to existing roof deck and asphalt shingles, as needed.
- Install a new, Velux, deck-mounted, low-profile skylight in the same location, per the submitted product cut sheet.
- Exterior finish to aluminum or copper.

- **18-6-30**

**793 South Third Street**

**Larry & Heidi Drake (Applicant/Owner)**

Approve Application 18-6-30, 793 South Third Street, as submitted, with all clarifications noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood siding and/or trim elements, as needed. All

replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.

- Prepare all exterior, wooden surfaces on the brick house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to be "Black" custom color to match existing.
- The previously painted stone window sills and lintels and the door lintel are to be painted to match the natural color of the stone, as closely as possible.
- Any unpainted stone, brick, or concrete is to remain unpainted.

• **18-6-31**

**821 South Fifth Street**

**Edward Searle (Applicant/Owner)**

Approve Application 18-6-31, 821 South Fifth Street, as submitted, with all clarifications noted:

Exterior Painting House Trim and Garage

- Repair and/or replace all damaged, deteriorated, and missing wood siding and/or trim elements, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the brick house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color for house trim to be "Tricorn Black" SW6258. Paint color for garage siding to be "Iron Ore" SW7069.
- Any unpainted stone, brick, or concrete is to remain unpainted.
- Any previously painted stone, brick, or concrete is to be painted to match the natural color of the stone, brick, or concrete, as closely as possible.

Install New Wrought Iron Fence

- Remove the existing, wood privacy fence in the rear yard, per the submitted photographs.
- Install new, "Black," wrought iron fence, Fortin WG-F49 in the same location, per the submitted product cut sheet.
- New section of fence to match the existing wrought iron fence along the front and side yard.

• **18-6-32**

**241 East Kossuth Street**

**Nick Bruce & Megan Graver (Applicant/Owner)**

Approve Application 18-6-32, 241 South Kossuth Street, as submitted, with all clarifications noted:

Install New Storm Door

- Install new, Larson, "Tradewinds", aluminum, full-view storm doors on the front and rear elevation doorways, per the submitted photographs and product cut sheet. Color to be "Black."
- Cut sheet and color chip for the new storm door to be submitted to Historic Preservation Office staff for final review and approval, prior to installation of the door.

Install New Privacy Fence

- Remove the existing wood privacy fence in the rear yard, and install a new six-feet high (6' H), wood privacy fence in the same location, per the submitted photographs.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-feet high (6' H), straight-cut (not dog-eared or stockade) wood fence with finished side out, facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6' H), straight-cut (not dog-eared or stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.

- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.
- Gate to be located in the same location as existing.

- **18-6-33**

**751 Jaeger Street**

**Jeanne Likins (Applicant/Owner)**

Approve Application 18-6-33, 751 Jaeger Street, as submitted, with all clarifications noted:

Exterior Painting House Trim and Porch Floor

- Repair and/or replace all damaged, deteriorated, and missing wood siding, porch floor boards, and/or trim elements, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to match existing, per the submitted custom color formulas.
- Any unpainted stone, brick, or concrete is to remain unpainted.
- Any previously painted stone, brick, or concrete is to be painted to match the natural color of the stone, brick, or concrete, as closely as possible.

- **18-6-34**

**525 South Fourth Street**

**Elidon Hizmo/Jurgens Restaurant, LLC. (Applicant)**

**Rosemarie Buth (Owner)**

Approve Application 18-6-34, 525 South Fourth Street, as submitted, with all clarifications noted:

Exterior Painting House Trim and Porch Floor

- Repair and/or replace all damaged, deteriorated, and missing wood siding, porch floor boards, and/or trim elements, as needed. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the commercial building for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to match existing.
- Prepare the existing metal hoods above the bay windows for repainting.
- Paint the existing colors with the appropriate paint for metal surfaces.
- Any unpainted stone, brick, or concrete is to remain unpainted.
- Any previously painted stone, brick, or concrete is to be painted to match the natural color of the stone, brick, or concrete, as closely as possible.

Repair/Replace Brick Patio

- Remove and relay the existing brick pavers in the rear patio, per the submitted photos.
- All work to be done in accordance with industry standards and applicable City Code, to insure proper drainage away from the foundation of this and neighboring buildings

- **18-6-35**

**619 S. Fifth Street**

**Bello Giardino Landscaping (Applicant)**

**Mr. Arsenault (Owner)**

Approve Application 18-6-35, 619 S. Fifth Street, as submitted, with all clarifications noted:

Landscaping

- Plant Liriope in the front of the property as per submitted application.
- Plant Anna Bell Hydrangea in the rear of the property as per submitted application.

- **18-6-36**

**759 S. Sixth Street**

**Bello Giardino Landscaping (Applicant)**

**Ms. Woda (Owner)**

Approve Application 18-6-36, 759 S. Sixth Street, as submitted, with all clarifications noted:

Lighting

- Install Lighting as detailed in submitted application along the service walkway in the front of the property.
- Remove and relay brick walkway as needed in order to install electric wires.

Landscaping

- Plant 2 Hornbeam and 3 Oak Leaf Hydrangeas in the front of the property as per submitted application.

- **18-6-37**

**655 City Park Avenue**

**Bello Giardino Landscaping (Applicant)**

**Ms. Arnold (Owner)**

Approve Application 18-6-37, 655 City Park Avenue, as submitted, with all clarifications noted:

Patio

- Remove the pea gravel in the rear/side of the property.
- Install gravel base to insure proper drainage.
- Install Thermal Blue Stone tile in place of the removed pea gravel.

Landscaping

- Remove and replace the old tree in the rear/side of the property with a Blood Good Maple tree.
- Lower the soil to match the new tree.

- **18-6-38**

**825 Lazelle Street**

**Bello Giardino Landscaping (Applicant)**

**Mr. Gibson (Owner)**

Approve Application 18-6-38, 825 Lazelle Street, as submitted, with all clarifications noted:

Landscaping and Planting Beds

- Remove the existing plants in the front and side planting bed per the submitted photos.
- Install new plantings as per the submitted landscaping details.

- **18-6-39**

**480 South Third Street**

**American Electric Power Co./AEP (Applicant)**

**Lee Smith Farms, LLC. (Owner)**

Approve Application 18-6-39, 480 South Third Street, as submitted, with all clarifications noted:

Tree Removal and Install Transformer

- Remove the tree located at the southeast corner of the asphalt parking lot.
- Install a new, concrete pad mounted transformer, per the submitted photographs.

*Note: A tree was removed and a concrete transformer pad installed at the southeast corner of the property prior to review and approval. Because HPO Staff has determined that the tree was too large for the small area of ground, planting of a new tree is not being required. Installation of the transformer is part of a larger AEP/Public Service project to bury lines along Livingston Avenue between South High Street and Kennedy Drive.*

- **18-6-45**

**674 South Third Street**

**David B. Meleca Architects, LLC (Applicant)**

**Bishop Frederick Campbell (Owner)**

Approve Application 18-6-45, 674 South Third Street, as submitted, with all clarifications noted:

Specht Building Renovations/General Repairs

- Remove the existing, non-original awning on the south elevation.
- Remove all junction boxes, conduit, door bell, electrical service, exterior light fixtures, and other items as noted on Sheet A5, as needed. Upon removal, repair any damaged brick, as needed.
- Remove existing, round louvered vent on west elevation. Install new round louvered vent in same location.
- Repair and paint existing cupola, per the submitted drawings.

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[ ] GAF

Slateline (dimensional)

[ ] English Gray Slate

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Repair Box Gutters

- Examine all box gutters on the Specht Building and make any repairs and/or replace the existing box gutter system on all elevations with new materials of appropriate dimension and profile.
- Reline with new copper, terne metal, galvanized metal, or E. P. D. M. rubber in accordance with industry standards, manufacturer's specifications, and Columbus Building Codes.
- Install new, round, galvanized metal downspouts in the appropriate locations to assure proper drainage. Downspouts to be painted to blend in with the adjacent building material.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

Repair/Rebuild Brick Chimneys

- Remove all defective material. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture.
- Chimneys to be rebuilt to match existing dimensions and height. Corbeling and stone cap to match existing, like-for-like.



- New mortar must be no harder than the historic mortar to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

Clean and Repair Façade

- Remove all defective material. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture.
- Clean all unpainted masonry in accordance with industry standards and Columbus City Codes. Pressure is not to exceed 300 lb./p.s.i. and utilizing a broad fan tip.

Install New Light Fixtures

- Install new exterior, globe light fixtures and brackets, as shown on Sheet A5, per the submitted product cut sheet.

• **18-6-47**

**181 Thurman Avenue**

**Dan Morgan/Behal Sampson Dietz (Applicant)**

**Ben Goodman (Owner)**

Approve Application 18-6-47, 181 Thurman Avenue, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove the existing Certain Teed Landmark asphalt shingles on the main roof of the house, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

Style:

Color:

[ ] Owens Corning

(standard 3-tab)

[ ] Estate Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

• **18-6-52**

**636 South Grant Avenue**

**Windsor Construction Services, LLC. (Applicant)**

**Daniel Hogan (Owner)**

Approve Application 18-6-52, 636 South Grant Avenue, as submitted, with all clarifications noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof of the two-story, brick house, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.

- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing asphalt shingles. Manufacturer and color to be selected by the owner from the following approved shingles list:

Manufacturer:

[ ] CertainTeed

Style:

Carriage House (dimensional)

Color:

[ ] Stonegate Gray

- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “gray” or “Tinner’s Red.”
- Upon completion, all metal valleys and flashing are to be painted “gray” or “Tinner’s Red.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

#### Install New Rubber Roof

- Remove any/all asphalt shingles or rolled roofing on the flat-roofed portions of the two-story, brick house down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. or TPO, per the submitted specifications, in accordance with all applicable industry standards, manufacturer’s specifications, and Columbus Building Codes regarding installation of flat roof coverings. Color to be black or gray.
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

#### • 18-6-53

##### **714 South Sixth Street**

**Regina Acosta Tobin (Applicant)**

**Regina Acosta Tobin & Jeff Tobin (Owner)**

Approve Application 18-6-53, 714 South Sixth Avenue, as submitted, with all clarifications noted:

#### Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Paint colors to be as follows: Front Door – SW6321 “Red Bay”; Window Trim and Shed colors to match existing, per the submitted custom paint color formulas.
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

- **18-6-54**

**747 City Park Avenue**

**William Gregory Eckelman & Sarah Fatima Nayeem (Applicant/Owner)**

Approve Application 18-6-54, 747 City Park Avenue, as submitted, with all clarifications noted:

Repair/Replace Gutters & Downspouts

- Remove existing, metal gutters on north elevation of the house.
- Install new, steel half-round gutters and round downspouts on north elevation, per the submitted specifications. New gutters to match existing gutter system on south elevation.
- Examine the existing storm water drainage system for soundness and proper function. Make any/all necessary repairs to the existing storm sewer tile system to assure proper drainage away from the foundations of this and neighboring properties. If deemed necessary, install a French drain system or similar, appropriate drainage system in accordance with all applicable City Building Codes and industry standards.

- **18-6-55**

**140 Concord Alley**

**Michele K. Lavon (Applicant/Owner)**

Approve Application 18-6-55, 140 Concord Alley, as submitted, with all clarifications noted:

Repair Brick Sidewalk

- Remove any/all damaged and deteriorated, brick, service sidewalks, and dispose of all debris in accordance with Columbus City Code.
- Install new or used brick in the same location and of the same dimension and pattern, as needed.
- All work to be in accordance with industry standards and all applicable City Building Codes.

- **18-6-56**

**540 South Sixth Street**

**Karla Kaeser (Applicant/Owner)**

Approve Application 18-6-56, 540 South Sixth Street, as submitted, with all clarifications noted:

Spot Tuck Point

- Check all mortar joints on all elevations of the brick exterior walls and stone foundation for soundness. Remove any mortar that is unsound or non-original mortar of an inappropriate color, texture, hardness, or joint profile.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of appropriate color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

Install New Railing

- Remove the existing metal hand railings at front entrance steps, per the submitted photographs.
- Install new, Fortin RSS metal hand railings in same location.

- **18-6-57**

**803 South Fifth Street**

**Jill Levy (Applicant/Owner)**

Approve Application 18-6-57, 803 South Fifth Street, as submitted, with all clarifications noted:

Install New Door/Detached Garage

- Remove the existing door on the second-story of the non-historic, two-car garage, per the submitted photos.
- Install new, full-light door and door jamb in same location, to fit within the existing rough opening.
- Cut sheet for new door to be submitted to Historic Preservation Office staff.
- New door and trim to be painted to match existing color – “Green.”

Repair Stairs & Landing

- Remove any/all damaged and deteriorated wooden elements of the stairs, landings, or decking leading to the exterior stairway of the two-car garage.
- Repair/replace any additional siding or trim, as needed.
- Repair and/or replace any/all damaged, deteriorated, and missing wood with new wood of the appropriate dimension, and in accordance with all applicable City Building Codes and industry standards.
- Paint colors to match existing color – “Green.”

- **18-6-58**

**199 East Deshler Avenue**

**Jill Levy (Applicant)  
(Owner)**

**Sally Levy Trust/Jill Levy & Tom Levy, Trustees**

Approve Application 18-6-58, 199 East Deshler Avenue, as submitted, with all clarifications noted:

Paint Fence and Rear Deck

- Paint the 199 E. Deshler Avenue side only of the existing, 6’ High, wood privacy fence, dividing the 199 and 207 E. Deshler Avenue properties.
- Paint the existing deck and railing on the rear elevation of the house.
- Paint/stain color to be “Gray,” custom formula to match the existing garage and rear deck colors, per the submitted color samples.
- The existing, unpainted concrete base is to remain unpainted.

Install New Storm Door

- Remove the existing storm door located on the front elevation of the house.
- Install a new, Larson, full-light, aluminum storm door in the same location, per the submitted product cut sheet.
- Color of new storm door to be “Black.”

- **18-6-59**

**1145 South Fourth Street**

**Keith S. Knopf (Applicant/Owner)**

Approve Application 18-6-59, 1145 South Fourth Street, as submitted, with all clarifications noted:

Install New Privacy Fence

- Remove the existing, deteriorated, wood privacy fence located along the north and south sides of the property, per the submitted photographs.
- Install a new six-foot high (6’ H), wood privacy fence, on or within the property lines, per the submitted site plan.
- Fence on north elevation, which separates the property from a commercial, asphalt parking lot, extends eastward to the existing shrubbery, then southward to the house.

- Fence on the south elevation extends along Nursery Lane, to the existing garage, and includes one gate.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-feet high (6' H), straight-cut (not dog-eared or stockade) wood fence with finished side out, facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6' H), straight-cut (not dog-eared or stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.

• **18-6-60**

**243 East Blenkner Street**

**Able Roof (Applicant)**

**Michael Evans (Owner)**

Approve Application 18-6-60, 243 East Blenkner Street, as submitted, with all clarifications noted:

Install New Rubber Roof

- Remove the existing, deteriorated, metal roofing on the low-pitched roof of the rear addition, down to the sheathing. Dispose of all debris in accordance with Columbus City Code.
- Examine all structural members of the flat roofing system from the square (i.e. top plate) to determine condition. Make any/all necessary structural repairs as needed in accordance with standard building practices and all applicable Columbus Building Codes.
- Replace any/all damaged, deteriorated, and missing sheathing/decking with wood of appropriate dimension, as necessary.
- Install new E. P. D. M. rubber in accordance with all applicable industry standards, manufacturer's specifications, and Columbus Building Codes regarding installation of flat roof coverings. Color to be "Black."
- Replace any/all deteriorated and damaged wood fascia with new wood of same dimension as necessary. Prime and finish coat all wood fascia prior to the installation of all new gutter and down spouts; color to match the existing trim color. Paint color chip to be submitted to Historic Preservation Office staff.

• **18-6-50**

**277 East Livingston Avenue**

**William Hugus Architects (Applicant)**

**Toula Investments (Owner)**

Approve Application 18-6-50, 277 East Livingston Avenue, as submitted, with all clarifications noted:

New Accessibility Ramp

- Remove the existing, non-conforming entrance ramp, per the submitted photos.
- Construct a new, code-conforming accessibility entrance ramp and stoop, per the submitted drawings.
- Ramp to include special finish concrete surface.
- Install ADA compliant 1 ½" black metal railings.

Remove Awnings and Signage

- Remove the three (3) existing "Happy Dragon" signs on the front/north and west elevations.
- Remove the existing awning at the west entrance.
- Clean and repair any brick and/or mortar beneath the wall sign or other signs, as needed.

**X. OLD BUSINESS**

**XI. NEW BUSINESS**

**XII. ADJOURNMENT 8:50 p.m.**